



# Blomfield Road

London, W9

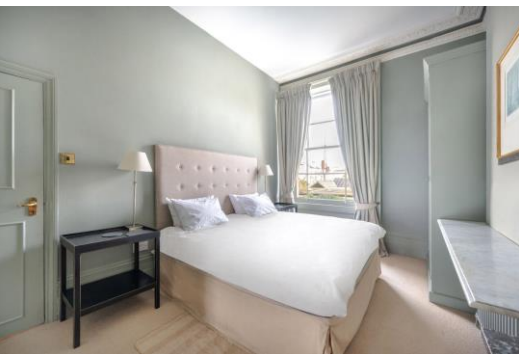
Asking Price £750,000

Set on the raised ground floor and spanning approximately 580 square feet is this beautifully refurbished one bedroom apartment in immaculate condition.

Positioned overlooking the charming grand union canal on one of Little Venice's premier roads, the accommodation comprises an abundantly light and voluminous reception room with spectacular sash windows, a large but cosy master bedroom with attractive views of the famed Clifton Nurseries. The bedroom is served by a good sized bathroom. The fully equipped kitchen is accessible off the hall.

Blomfield Road is superbly located for the cafes, shops and transport links of Little Venice and Paddington. Warwick Avenue underground (Bakerloo) is in very close proximity.





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- A stunning raised ground floor one bedroom apartment spanning approximately 580 square feet.
- With abundant natural light throughout.
- Benefitting from a share in the freehold.
- With views over Clifton Nursery and Regents Canal.





**Tenure:** Share of Freehold 83 years 2 months

**Service Charge:** £1,288.22 pa

**Ground Rent:** £1

**Local Authority:** City of Westminster

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	76	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

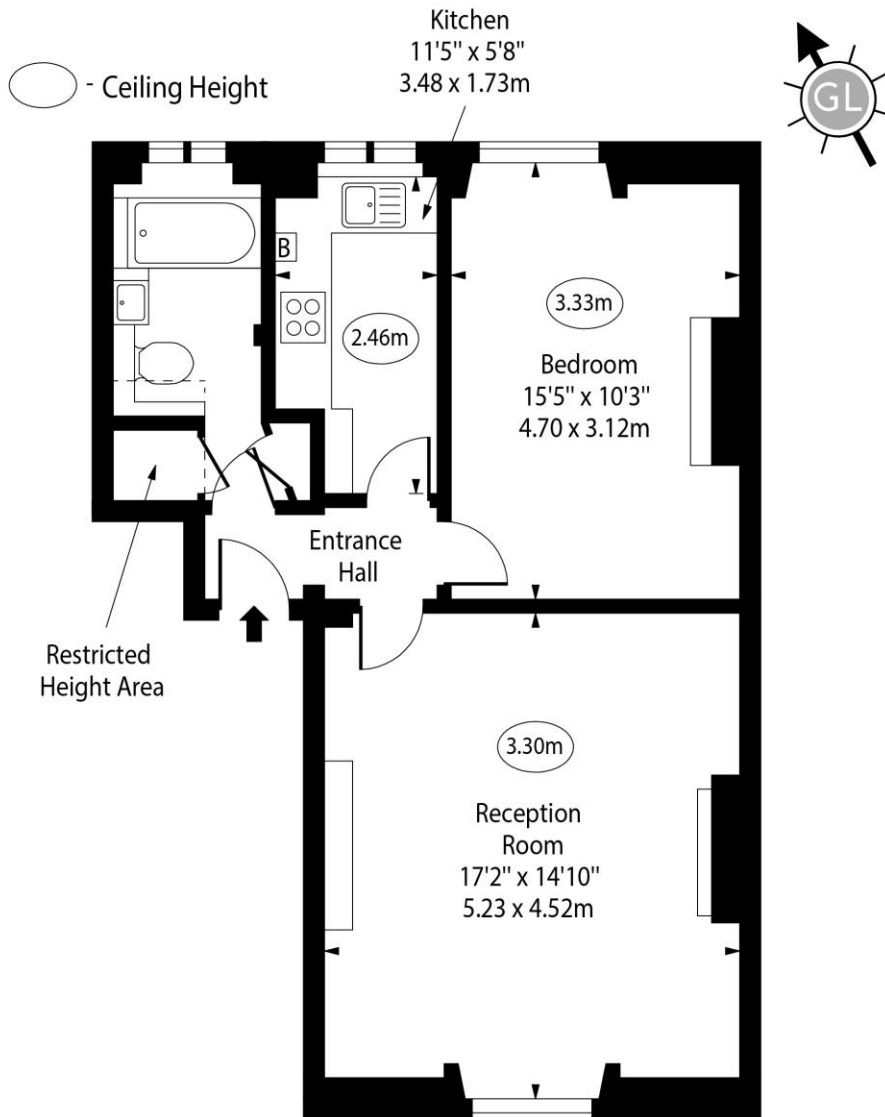
W9 1SX

[littlevenice@chestertons.co.uk](mailto:littlevenice@chestertons.co.uk)

020 7286 4632

[chestertons.co.uk](https://www.chestertons.co.uk)

## Blomfield Road, W9



Raised Ground Floor

Approx Gross Internal Area 564 Sq Ft - 52.40 Sq M

Approx. Floor Area Including Restricted Heights 578 Sq Ft - 53.70 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 026539M

